

LOUDOUN COUNTY PLANNING COMMISSION

ACTION SUMMARY

THURSDAY, SEPTEMBER 17, 2009

6:00 P.M. PUBLIC HEARING

LOCATION: BOARD ROOM
Government Center
1st Floor

Commissioners Present: Peggy Maio, Chairman, Blue Ridge District; Robert Klancher, Vice-Chairman, Broad Run District; Erin Austin, Catoctin District; Glen Bayless, Sugarland Run District; Chris Brodrick, Potomac District; Sandra Chaloux, Dulles District; Gigi Robinson, Leesburg District; Kevin Ruedisueli, At Large; Helena Syska, Sterling District.

Staff Present: John Merrithew, Assistant Director of Planning; Van Armstrong, Program Manager, Land Use Review; Hector Martinez, Mark Stultz, Rory Toth, Building and Development; Patrick Ryan, Office of Economic Development; Lou Mosurak, Office of Transportation Services; Planners: Michael Elabarger, Sophia Fisher, Stephen Gardner, Jane McCarter, Ginny Rowen, Marchant Schneider; Nancy Bryan, Recording Secretary.

1. Interim Additions to Agricultural and Forestal Districts

Public Comment:

- Charmaine Jewell, an applicant for inclusion the Oak Hill Agricultural and Forestal District, commented on the application.
- J. Fred Warren, Middleburg Resident in the Middleburg East Agricultural and Forestal District urged a 10-year term for the District rather than 4 years.

The Planning Commission adopted a recommendation to approve all complete and geographically eligible applications for inclusion in the Agricultural and Forestal District Program, as described in Attachment 1. (8-0-1, Brodrick absent).

2. Creation of the Chrysalis Vineyards/Locksley Estate Agricultural and Forestal District

No Public Comment.

The Planning Commission adopted a recommendation to approve the application for the creation of the Chrysalis Vineyards/Locksley Estate Agricultural and Forestal District, as described in Attachment 2, for a term of ten years and to require any subdivision or adjustments to parcels in the district to meet the current zoning requirements or a minimum of 40 acres, whichever is greater. (7-0-1-1, CB absent, GB recused).

3. SPEX 2009-0018, Goose Creek Village North Clubhouse

No Public Comment.

Ms. Chaloux moved that the Planning Commission forward SPEX 2009-0018, Goose Creek Village North Clubhouse to the Board of Supervisors with a recommendation of denial based on the following findings:

The Revised General Plan 6-18 has a guideline that the location of public and civic uses such as churches and community centers be in prominent sites to act as landmarks within the neighborhood. The scale of this facility is not in keeping with that goal.

The motion failed 4-4-1. (Klancher, Maio, Ruedisueli, Syska opposed; Brodrick absent).

The Planning Commission forwarded SPEX 2009-0018, Goose Creek Village North Clubhouse to a worksession for further discussion. (8-0-1, CB absent).

4. ZCPA 2009-0001, Falcons Landing

Public Comment:

- Barbara Brannon, President, CEO, Falcons Landing, spoke in favor of the application.
- Bill McGuth, Vice President, Residents Council, Falcons Landing spoke in support of the application.
- A large group of Falcons Landing residents stood in support of the application.

The Planning Commission forwarded ZCPA 2009-0001, Falcons Landing to the Board of Supervisors with a recommendation of approval, with the understanding there will be a \$20,000 proffer for sidewalk and trail connectivity in the planning area, subject to the Proffer Statement dated July 30, 2009 and with the Findings in the September 17, 2009 Staff Report. (8-0-1, Brodrick absent).

5. ZCPA 2008-0012, University Center Parcel L3A

No Public Comment.

The Planning Commission forwarded ZCPA 2008-0012, University Center-Parcel L3A, to the Board of Supervisors with a recommendation of approval subject to the Proffer Statement dated August 11, 2009 and based on the Findings in the September 17, 2009 Planning Commission Public Hearing Staff Report. (8-0-1, Brodrick absent).

6. ZMOD 2008-0009, Lansdowne Village Greens Comprehensive Sign Plan

No public comment.

The Planning Commission forwarded ZMOD 2008-0009, Lansdowne Village Greens Comprehensive Sign Plan to a worksession for further discussion. (8-0-1, Brodrick absent).

7. ZRTD 2009-0002, Lina Al-Bassam Property

Public Comment:

- Marcia Rugen, HOA Board, Peace Plantation, commented on the application.

The Planning Commission forwarded ZRTD 2009-0002, Lina Al-Bassam Property, to the Board of Supervisors with a recommendation of approval, subject to the draft Proffer Statement dated August 17, 2009, and with the Findings contained in the September 17, 2009 Staff Report, and that the draft Proffer Statement will include a commitment to mitigate pursuant to Loudoun County policies. (8-0-1, CB absent).

8. ZCPA 2008-0008, ZMOD 2008-0016, Woodland Road – Halac Iron Works

Public Comment:

- Marcia Rugen, HOA Board, Peace Plantation, commented on the application.

The Planning Commission forwarded ZCPA 2008-0008 and ZMOD 2008-0016, Woodland Road - Halac Iron Works, to the Board of Supervisors with a recommendation of approval, subject to the Proffer Statement dated July 22, 2009, and with the Findings contained in the September 17, 2009 Staff Report. (7-1-1, Chaloux opposed; Brodrick absent).

9. DOAM 2009-0001, Proposed Amendments to the Facilities Standards Manual

The Planning Commission forwarded DOAM 2009-0001, Proposed Amendments to the Facilities Standards Manual to the Board of Supervisors with a recommendation of approval. (8-0-1, Brodrick absent).

10. ZOAM 2009-0002, Proposed Zoning Ordinance Amendment to Section 5-800 to Restrict the Parking of Vehicles on Unpaved Surfaces and Limit the Paving of Yard Areas in Residential and Planned Development-Housing Zoning

Public Comment:

- Joey Ashby, Sterling resident, spoke in support of the application.
- Marcia Rugen, HOA Board, Peace Plantation, spoke in support of the application.

The Planning Commission forwarded ZOAM 2009-0002, Proposed Zoning Ordinance Amendment to Section 5-800 to Restrict the Parking of Vehicles on Unpaved Surfaces and Limit the Paving of Yard Areas in Residential and Planned Development-Housing Zoning to a Planning Commission worksession, and in the interim, individuals of the Potomac-Sterling Outreach look this over and give their comments, and at the worksession consider re-advertising for a second public hearing. (8-0-1, Brodrick absent).

11. ZMAP 2007-0001, SPEX 2008-0047, SPEX 2008-0048, Dulles Town Center

The Planning Commission forwarded ZMAP 2007-0001, SPEX 2008-0047, SPEX 2008-0048, Dulles Town Center to a Planning Commission worksession for further discussion to be coupled with the Parc Dulles 2 application following that hearing. (8-0-1, CB absent).